

# williams estates



**Gwysaney Arms Hotel Denbigh Road,  
Rhydymwyn, Mold, Flintshire, CH7 5HE**

**£300,000**

 10  5  5 

**EPC - null    Council Tax Band -    Tenure - Freehold**

# Denbigh Road, Mold

## 10 Bedrooms - House - Detached

Fantastic opportunity to acquire the former Gwysaney Arms Hotel which sits on a large plot with the potential for development subject to the right permissions.

The property is located in a semi rural location fronting on to Denbigh Road (A541) in close proximity to Rhydymwyn village. Mold town centre is around 3 miles to the south east and junction 33 of the North Wales Expressway (A55) is approximately 3 miles to the north west.

### Accommodation

The commercial property is a two storey double-fronted Hotel/Pub of stone and brick elevations with two storey pitched roof ,ancillary extensions to rear and side and a single storey double glazed conservatory incorporating an extension to the dining restaurant. To the rear are two single storey garages. The property would require a full scope of renovation if it was to be put back into use.

### Outside

The plot is fast with a large car park to the rear and plot to the side, which offers fantastic scope for Re-Development.

### Accommodation

The commercial property is a two storey double-fronted Hotel/Pub of stone and brick elevations with two storey pitched roof ,ancillary extensions to rear and side and a single storey double glazed conservatory incorporating an extension to the dining restaurant. To the rear are two single storey garages. The property would require a full scope of renovation if it was to be put back into use and is currently not fit for habitation due to the extensive renovations needed.


### Outside

The Public House currently sits on a larger than average plot, with large car park, outbuildings to the rear could be converted into owners accommodation and scope to landscape for play area or beer gardens.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.